

Waters Edge at Springmill Trails

PUD Text Amendment Request – Side Yard and Building Set Back

Timeline of Events

By M/I Homes of Indiana, LLP

Docket No. 1409-PUD-14

- July 11, 2014 – M/I Homes of Indiana, LP filed a PUD Text Amendment requesting the side yard setback requirement be reduced from 6' to 5' in Sections 1, 2 and future 3. This would affect approximately 30 lots.
- August 4, 2014 - M/I appeared before the APC. Several homeowners from Waters Edge remonstrated against the Petition stating they did not want homes in Waters Edge to be closer together. M/I agreed to host a private meeting with the homeowners to discuss their concerns in further detail.
- August 26, 2014 – M/I Homes hosted an informational meeting for Waters Edge homeowners at the model home. 20 homeowners and Kevin Todd, Senior Planner, City of Westfield were present. Jerrod Klein, Vice President, and Mark Conner, Vice President of Land Acquisition, both with M/I Home, led the discussion regarding M/I's request to reduce the side yard setback requirement from 6' to 5'. Jerrod advised that since the real estate market has improved over the past 12 months, the market demand at Waters Edge has changed from 40' wide to 50' wide homes. The homeowners present did not want to see homes closer together in Waters Edge and did not support the petition.

Jerrod advised M/I would revisit the number of lots requested and schedule a second meeting with the homeowners.

- October 15, 2015⁴ – M/I Homes hosted a second informational meeting at Monon Trail Elementary. 18 homeowners were present. Jeffrey Lauer, Associate Planner, City of Westfield, and Town Council members Cindy Spoljaric and Bob Smith were also present. Jerrod Klein and Ann Walker Kloc, Land Acquisition Coordinator, both with MI Homes, presented. M/I modified the petition to reduce the number of lots affected. All lots in future Section 3 were removed. M/I requested lots 56, 61, 76, 80 and 82 be included in the petition to reduce the side yard request from 6' to 5'. In addition, M/I requested a 19' front yard setback in lieu of the required 20' on lots 24, 25 and 77. The homeowner's biggest concern was the amount of space between homes. M/I committed to a 12' aggregate between homes on these lots, which is the current standard in the neighborhood.

Final Request

Lots 56, 61, 76, 80, 82 - 5' side yard setback in lieu of the required 6'. 12' aggregate requirement between homes remains in place.

Lots 24, 25 (M/I is removing lot 77) – 19' front yard setback in lieu of the 20' requirement. Homes will face or have driveway access from Starview Drive. 12' aggregate requirement between homes remains in place.

